

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: December 5, 2013, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Thomas Enright, Eric Hertfelder, Mary Millard, Derek Dandurand

Also Present: Nancy Letendre, Esq.

Absent: John Allen, Victor Cabral

Chairman Lima brought the meeting to order at 7:00PM.

The minutes of the November 7, 2013, meeting were approved as presented. (Millard/Enright 5-0)

The minutes of the November 20, 2013, meeting were approved as presented. (Millard/Enright 5-0)

1. 13-126 202 Hope St., Gerard & Ellen LoPorto re-roof

Property owner Gerard LoPorto presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to re-roof the front porch which is currently copper with rolled rubber roofing. Because the roof faces west the copper expands and contracts which causes water damage to the roof. Mr. LoPorto has been trying to fix the roof for eight years by soldering the seams but the condition has not improved. Member Hertfelder asked if there would be any work done to the gutters, Mr. LoPorto answered, "no."

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-126 as presented to re-roof the front porch with an EPDM membrane. No work is to be done on the gutters. The decision is in accordance with Secretary of the Interior Standards #9, 10 (Enright/Hertfelder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10

Project Monitor: Thomas Enright

2. 13-136 250 Metacom Ave., Mt. Hope Farm 1. addition to sheep barn; 2. repair of sheep barn

Contractor Bob Major presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Application is to build a small addition 14'x20' to the existing HDC

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sheep shed on the north east end of the current building. The building will be constructed with board and battens and battens will be added to existing building. The south elevation has four openings which will have removable panels for sunlight and ventilation.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-136 as presented noting four openings with removable panels (not windows) in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Dandurand 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also the building is a contributing building but as a utilitarian structure the change will not detract from the historical nature of the property.

Project Monitor: Derek Dandurand

**3. 13-137 209 Hope St., Joyce C. Rodrigues
replace garage door**

Property owner Ron Rodrigues presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to replace the existing garage door with a change of design. The replacement door Hampshire Model 138 will be steel with plain glass lites Model #588 on the upper tier as shown in Exhibit C.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-137 as presented for replacement garage door Model 138 as pictured in exhibit B in accordance with Secretary of the Interior Standards #9, 10 (Enright/Hertfelder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10.

Project Monitor: Mary Millard

**4. 13-139 117 Bradford St., Sansone Family Realty
replace door, jamb and transom**

Property owner Peter Sansone presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to replace a damaged door and jamb and replace the 2 lite transom with 3 lite transom. Member Hertfelder asked if the casing around the door and transom would be repaired or replaced and if so would the work be done in kind. Mr. Sansone replied that all repairs to the casing would be in kind.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-139 as presented to replace the existing door with a Simpson all wood door and transom as show in exhibits with any repairs or

replacement to the door casing be made with in kind material and design in accordance with Secretary of the Interior Standards #9, 10 (Enright/Hertfelder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10

Project Monitor: Mary Millard

5. 13-140 241 High St., 241 High St. LLC

1. install new driveway; 2. replace windows; 3. remove shutters; 4. repair roof trim east elevation; 5. replace bulkhead; 6. repair porch in kind south elevation; 7. replace rear entry door; 8. remove north bulkhead; 9. repair foundation walls; 10. install two furnace vents; 11. install four bath exhaust vents; 12. install four dryer vents; 13. re-roof; 14. replace in kind deteriorated areas trim and siding

Property owner Tom Principe presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-NN. Mr. Principe stated that the dwelling is a legal four apartment dwelling.

1. to provide parking area a 38'x58' asphalt driveway will be installed as shown in drawing
2. owners decided not to replace all windows, the majority will be refurbished, with nine windows on the third floor as noted in Exhibit A to be replaced with Brosco all wood, single pane. Point One storms will be installed on all windows.
3. owner will remove shutters on south and north windows and install consolidated shutters on east elevation.
4. repairs to the roof trim will be in kind.
5. new bulkhead will be constructed using wood.
6. the south elevation porch and stairs will be repaired to meet code.
7. the rear entry door will be replaced with a matching door found in the building see Picture #7.
8. the north bulkhead which goes nowhere (blocked on inside) will be removed.
9. the holes in the foundation will be filled with stone and stucco.
- 10, 11, 12. vents will be installed as shown in exhibits and all will be on the north elevation and not visible from the street.
13. CertainTeed architectural black asphalt shingles will be used to re-roof.
14. Small areas of deteriorated trim and siding will be replaced using in kind material.

Mr. Principe will submit manufacturer's product sheets for the windows and roofing material.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-140 as presented for extensive rehabilitation of an important house in the district with the following exceptions/conditions

- 1. the only windows to be replaced are those on the 3rd floor as shown in Exhibit A, replacement windows will be Brosco all wood; the remainder of the windows will be rehabilitated and Point One storms installed.**
- 2. the shutters are to be consolidated and hung on the main (east) elevation on High St.**

**3. the rear entry door (west elevation) will be replaced with existing door as shown in Exhibit U.
in accordance with Secretary of the Interior Standards #6, 9 (Hertfelder/Enright 5-0).**

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9

Project Monitor: Eric Hertfelder

**6. 13-141 235 High St., Town of Bristol, Reynolds School
install window vents**

Matt Calderiso presented for the Town of Bristol. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. A space in the former Reynolds School has been leased to a potter for a ceramic studio. A kiln will be installed in the space and it is necessary to vent the kiln to the outside. Proposal is to remove a pane of glass from one of the windows as shown in the exhibits and install vent in the void.

In response to a question from member Hertfelder, Mr. Calderiso said the window sash will not be removed or disturbed. Also the manner of securing the vent to the window was questioned, it was decided that the installer will discuss and demonstrate installation method with the Project Monitor prior to the installation.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-141 as presented for vent in window as noted in Exhibit B with an indoor mounting bracket/stanchion to be approved by the Project Monitor in accordance with Secretary of the Interior Standards #9, 10 (Dandurand/Hertfelder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10

Project Monitor: Derek Dandurand

**7. 13-142 120 Hope St., Mark Stolyar
replace windows**

Property owner Mark Stolyar and Anderson Window representative Ryan Ahern presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Request is to replace 18 windows with Renewal by Anderson windows. Mr. Stolyar stated the current storm windows are aluminum and he would like new windows to correct a humidity and condensation problem with the current windows.

Chairman Lima cited the 8/19/2010 Letter of Decision for Application 10-171 regarding replacement of windows on this building: the motions made at the August 5, 2010, meeting were as follows:

A motion was made to approve Application 10-071 as presented for rebuilding the front porch using drawings and material shown in applicants plans numbered A3.1, A3.1a, A4.1 and A4.2 in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Allen 6-0).

A motion was made to approve Application 10-071 for repair of windows with replacement windows to be restricted to the 3rd and 2nd floor windows on the south elevation. Replacement windows are to be all wood Pella Architect series 2/2 panes in accordance with Secretary of the Interior Standard #6 (Hertfelder/Allen 5-1 (V. Cabral against)).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6, also the 3rd floor sash has been altered and no longer works and the 2nd floor windows are deteriorated beyond repair.

A motion was made to approve Application 10-071 for replacement of the basement windows using in kind replacements and with a manufacturer's product sheet for the windows to be submitted within one month. In accordance with Secretary of the Interior Standard #6 (Hertfelder/Allen 6-0).

A site visit to inspect the windows was held July 19, 2010, with four members attending prior to the August 5, 2010, meeting.

Mr. Stolyar stated that the replacement windows were not all wood and were vinyl clad. Mr. Ahern asked that the Commission visit the Coelho property at 314 Hope St. where all the windows have been replaced with Renewal by Anderson windows.

Member Enright suggested a site visit to 120 Hope St., for the benefit of new Commission members and to check if the replacement windows are the approved Pella all wood windows. He suggested the application be continued at the January 9, 2014, meeting following the site visit.

Chairman Lima invited comments from the public. There were none.

A motion was made to continue Application 13-142 to the January 9, 2014, meeting following a site visit (Enright/Hertfelder 5-0).

**8. 13-143 60 Church St., John & Mary Ann Allen
1. replace 3rd story door; 2. remove window**

Mr. Allen was not in attendance to present the application, which will be continued.

A motion was made to continue Application 13-143 to the January 9, 2014, meeting (Enright/Hertfelder 5-0).

Staff Report:

**Staff Approvals – November = 4, copy attached
Project Monitor Report(s)**

Member Hertfelder noted that he had looked at the building at 314 Hope St., (Coelho) and it did not appear the windows had been replaced. Members were asked to inspect the windows at their own convenience.

Solicitor Letendre announced that a training session for Historic District Commission members will be held in February, she will notify us of details.

Adjourn:

A motion to adjourn was unanimously passed at 8:40PM

SC

Date Approved: January 9, 2014

BRISTOL HISTORIC DISTRICT COMMISSION

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DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
11/1	13-132	697 Hope	Replace gutters
11/15	13-138	344 Hope	Replace deteriorated claps w. elevation and repair/replace door columns, sill
11/19	13-144	60 Church	Repair porch deck, replace garage door, replace deteriorated clapboards
11/19	13-145	728 Hope	Re-roof